



## FIRST AMENDMENT TO LEASE AGREEMENT

**WHEREAS**, This Agreement entered into as of October 20, 2020 amends the Lease Agreement dated January 15, 2020, between the **Port of Skamania** and Green Assets LLC a Washington Limited Liability Corporation, herein referred to as "Lessee."

**WHEREAS**, both parties mutually desire to modify the original lease.

**NOW THEREFORE**, it is agreed by both parties to modify the following described section and paragraph as follows:

Key:           New Language: underlined  
                  Deleted Language: ~~strikethrough~~

1.       Amendments: The parties agree to the following amendments:

A. SECTION TWO, TERMS AND CONDITIONS paragraph (2)

For the use and occupancy of the Premises, Lessee shall pay Lessor the rental sum of six thousand dollars (\$6,000) plus Washington State Leasehold Excise Tax plus the Lessor's cost for fire insurance as described in Section Nine, Insurance/Casualty to Premises below for the months of January 2020 thru June 2020. ~~The~~ Thereafter the lease rate shall be the sum of nine thousand dollars (\$9,000) plus Washington State Leasehold Excise Tax as established by RCW 82.29A plus the Lessor's cost for fire insurance as described in Section Nine, Insurance/Casualty to Premises below for the months of July 2020 through December 2020 until one (1) month following the acquisition of licensure; ~~and increasing to twelve thousand dollars (\$12,000) per month starting January 2021~~ one month after acquiring Washington State LCB licensure plus Washington State Leasehold Excise Tax as established by RCW 82.29A plus the Lessor's cost for fire insurance as described in Section Nine, Insurance/Casualty to Premises below. The monthly Leasehold Excise Tax will based on the full lease rate of twelve thousand dollars \$12,000 regardless of reduced lease rate, the (current rate of 12.84%) as established by RCW 82.29A. Payments are due and payable on or before the first day of each month, in advance, without demand.

2.       Reaffirmation: Except as so amended the Lease Agreement referenced above is hereby fully reinstated, including the term "Time is of the Essence".

[Signatures appear on next page]



IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

LESSOR: PORT OF SKAMANIA COUNTY

By \_\_\_\_\_  
Pat Albaugh, Executive Director

LESSEE: By \_\_\_\_\_  
Hai Qing Huang, of Green Assets LLC

STATE OF WASHINGTON )  
 ) ss.

COUNTY OF SKAMANIA )

I certify that I know or have satisfactory evidence that **J. Pat Albaugh** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Executive Director of the Port of Skamania County to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2020

\_\_\_\_\_  
Print \_\_\_\_\_

NOTARY PUBLIC in and for  
The State of Washington  
My commission expires \_\_\_\_\_

STATE OF WASHINGTON )  
 ) ss.

COUNTY OF SKAMANIA )

I certify that I know or have satisfactory evidence that **Hai Qing Huang** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the **Managing Director of Green Assets LLC, a Washington Limited Liability Corporation** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2020

\_\_\_\_\_  
Print \_\_\_\_\_

NOTARY PUBLIC in and for  
The State of \_\_\_\_\_  
My commission expires \_\_\_\_\_